OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

BOOK 5800 PAGE 037

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Ralph Anderson	SAME	Map 118-4
(NAME) 909 Crown Hill Drive	(NAME) SAME	Par. 237 &
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) SAME	246
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------*Dollars,*

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, including the assumption by Grantee of the lance remaining on a note for $45,000.00 to James E. Hickerson and wife, secured a Deed of Trust in Book 5795 page 227, R.O.D.C., the balance remaining on a note r $44,000.00 to Third National Bank in Nashville, secured by a Deed of Trust of cord in Book 5818, page 537, R.O.D.C. and a payment in full of the balance maining of $6,725.23, on a debt due Grantee by Grantor

PHILLIPS-BINKLEY COMPANY, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES RALPH ANDERSON,

his
XXXXXX
the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 141, 211 and 212 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillips-Binkley Co., Inc. by deed from Rex L. Adams and wife, Mary Ann Adams, of record in Book 5795, page 224, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $86,855.68

Subscribed and sworn to before me, this the 20th day of December 1982

Affiant James Ralph Anderson

My commission expires: 7/21/84 (Affix Seal)

Notary Public Elliott R. Dozier

unimproved ( )
This is improved (X) property, known as 2305 Cruzen Street and 2302 Winford Avenue, Nashville, TN
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 20th *day of* December *19* 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

its

PHILLIPS-BINKLEY COMPANY, INC.

By: James Ralph Anderson
JAMES RALPH ANDERSON, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5800 PAGE 338

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

the within named bargainor ... *, with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Robert L. Dozier *, a Notary Public of the State and County aforesaid, personally appeared* James Ralph Anderson *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Phillips-Binkley Company, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *, this* 20 *day of* December *, 19* 82

Robert L. Dozier
..... *Notary Public*

Commission expires 7/21/84

NOTARY PUBLIC * DAVIDSON

9268 01/05 232.44- PM EX

WARRANTY DEED

FROM

PHILLIPS-BINKLEY CO.

TO

JAMES RALPH ANDERSON

H 24536

IDENTIF. REFERENCE

JAN 5 2 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5838 PAGE 839

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66455.68- CO	
			225.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 232.44-	
			9256A01/05/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 24536

IDENTIF. REFERENCE

JAN 5 2 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919398